



OKLAHOMA

State Courts Network

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IN THE DISTRICT COURT IN AND FOR TULSA COUNTY, OKLAHOMA

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, v. CITYR GROUP AT VISTA SHADOW LLC, Defendant, and MICHAEL SABO, Defendant.	No. CJ-2022-2895 (Civil relief more than \$10,000: FORECLOSURE) Filed: 09/20/2022 Judge: Civil Docket G
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PARTIES

CITYR GROUP AT VISTA SHADOW LLC, Defendant
FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff
SABO, MICHAEL, Defendant

ATTORNEYS

Attorney

Gillette, Alyssa M (Bar #33891)
HALL, ESTELLE, HARDWICK, GABLE, GOLDEN &
NELSON PC
100 N BROADWAY
SUITE 2900
OKLAHOMA CITY, OK 73102

GREENOUGH, CHARLES (Bar #12311)
MCAFEE & TAFT A PROFESSIONAL CORPORATION
TWO WEST SECOND STREET
SUITE 1100
TULSA, OK 74103

Hines, Tami J (Bar #32014)
320 South Boston Ave, Ste 200
Tulsa, OK 74103

Represented Parties

CITYR GROUP AT VISTA SHADOW LLC,

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

CITYR GROUP AT VISTA SHADOW LLC,

EXHIBIT 4

Attorney

IRBY, JERRICK (Bar #30876)
HALL ESTILL HARDWICK GABLE GOLDEN & NELSON PC
320 S BOSTON AVE., SUITE 200
TULSA, OK 74103

Represented Parties

CITYR GROUP AT VISTA SHADOW LLC,

MARCIANO, LAUREN M (Bar #32454)
HALL ESTILL HARDWICK GABLE GOLDEN & NELSON PC
320 S BOSTON AVE
SUITE 200
TULSA, OK 74103

CITYR GROUP AT VISTA SHADOW LLC,

SCAPERLANDA, CHRISTOPHER M (Bar #31703)
211 N ROBINSON
MCAFEE & TAFT 8TH FLOOR
2 LEADERSHIP SQUARE
OKLAHOMA CITY, OK 73102

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

EVENTS

Event**Party Docket Reporter**

Tuesday, November 8, 2022 at 9:30 AM

HEARING ON PLAINTIFF'S MOTION TO APPOINT A RECEIVER - PF CHARLES GREENOUGH, CHRISTOPHER SCAPERLANDA; DF JERRICK IRBY, LAUREN MARCIANO, TAMI HINES

Civil
Docket
G

ISSUES

For cases filed before 1/1/2000, ancillary issues may not appear except in the docket.

Issue # 1.

Issue: FORECLOSURE (FORE)
Filed By: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Filed Date: 09/20/2022

Party Name	Disposition Information
<u>Defendant:</u>	
CITYR GROUP AT VISTA SHADOW LLC	
<u>Defendant:</u> SABO, MICHAEL	

DOCKET

Date	Code	Description	Party	Count	Amount
09-20-2022	[TEXT]	CIVIL RELIEF MORE THAN \$10,000 INITIAL FILING.	#1		
09-20-2022	[FORE]	FORECLOSURE			

09-20-2022 [DMFE]	\$ 7.00
DISPUTE MEDIATION FEE	
09-20-2022 [PFE1]	\$ 163.00
PETITION	
Document Available (#1053504550)	
09-20-2022 [PFE7]	\$ 6.00
LAW LIBRARY FEE	
09-20-2022 [OCISR]	\$ 25.00
OKLAHOMA COURT INFORMATION SYSTEM REVOLVING FUND	
09-20-2022 [OCJC]	\$ 1.55
OKLAHOMA COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND	
09-20-2022 [OCASA]	\$ 5.00
OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES	
09-20-2022 [SSFCHSCPC]	\$ 10.00
SHERIFF'S SERVICE FEE FOR COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
09-20-2022 [CCADMINCSF]	\$ 1.00
COURT CLERK ADMINISTRATIVE FEE ON COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
09-20-2022 [CCADMIN0155]	\$ 0.16
COURT CLERK ADMINISTRATIVE FEE ON \$1.55 COLLECTION	
09-20-2022 [SJFIS]	\$ 0.45
STATE JUDICIAL REVOLVING FUND - INTERPRETER AND TRANSLATOR SERVICES	
09-20-2022 [DCADMIN155]	\$ 0.23
DISTRICT COURT ADMINISTRATIVE FEE ON \$1.55 COLLECTIONS	
09-20-2022 [DCADMIN05]	\$ 0.75
DISTRICT COURT ADMINISTRATIVE FEE ON \$5 COLLECTIONS	
09-20-2022 [DCADMINCSF]	\$ 1.50
DISTRICT COURT ADMINISTRATIVE FEE ON COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
09-20-2022 [CCRMPF]	\$ 10.00
COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE	
09-20-2022 [CCADMIN04]	\$ 0.50
COURT CLERK ADMINISTRATIVE FEE ON COLLECTIONS	
09-20-2022 [LTF]	\$ 10.00
LENGTHY TRIAL FUND	
09-20-2022 [MO]	
FEDERAL NATIONAL MORTGAGE ASSOCIATION'S MOTION FOR APPOINTMENT OF A RECEIVER / A TO J	
Document Available (#1053500490)	

09-20-2022 [CTFREE]

WALL, CAROLINE: ORDER SETTING HEARING ENTERED; PLAINTIFF'S MOTION FOR APPOINTMENT OF A RECEIVER IS SET FOR HEARING ON 10/18/22 AT 9:30 AM IN COURTROOM 706; TO REQUEST A DISTRICT COURT REPORTER, CONTINGENT UPON AVAILABILITY, CALL BRENDA EL HASSAN (918) 596-5391; PLAINTIFF'S COUNSEL SHALL FILE AND SERVE ORDER.

09-20-2022 [EAA]

FEDERAL NATIONAL MORTGAGE ASSOCIATION 

ENTRY OF APPEARANCE CHRISTOPHER M SCAPER LANDA ENTERING AS COUNSEL

Document Available (#1053500489)  TIFF  PDF

09-20-2022 [SMF]

\$ 20.00

SUMMONS FEE

09-20-2022 [OSH]

ORDER SETTING HEARING / SET ON 10-18-22 @ 9:30 AM IN COURTROOM 706

Document Available (#1053506644)  TIFF  PDF

09-20-2022 [TEXT]

OCIS HAS AUTOMATICALLY ASSIGNED JUDGE CIVIL DOCKET G TO THIS CASE.

09-20-2022 [ADJUST]

\$ 6.06

ADJUSTING ENTRY: MONIES DUE TO AC09-CARD ALLOCATION

09-20-2022 [ACCOUNT]

ADJUSTING ENTRY: MONIES DUE TO THE FOLLOWING AGENCIES REDUCED BY THE FOLLOWING AMOUNTS:

CJ-2022-2895: AC89 COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE -\$0.25

CJ-2022-2895: AC88 SHERIFF'S SERVICE FEE FOR COURT HOUSE SECURITY -\$0.25

CJ-2022-2895: AC81 LENGTHY TRIAL FUND -\$0.25

CJ-2022-2895: AC79 OCIS REVOLVING FUND -\$0.63

CJ-2022-2895: AC67 DISTRICT COURT REVOLVING FUND -\$0.07

CJ-2022-2895: AC65 STATE JUDICIAL REVOLVING FUND, INTERPRETER SVCS -\$0.02

CJ-2022-2895: AC64 DISPUTE MEDIATION FEES CIVIL ONLY -\$0.18

CJ-2022-2895: AC59 COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND -\$0.04

CJ-2022-2895: AC58 OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES -\$0.13

CJ-2022-2895: AC31 COURT CLERK REVOLVING FUND -\$0.05

CJ-2022-2895: AC23 LAW LIBRARY FEE CIVIL AND CRIMINAL -\$0.15

CJ-2022-2895: AC01 CLERK FEES -\$4.04

09-20-2022 [ACCOUNT]

RECEIPT # 2022-4404720 ON 09/20/2022.

PAYOR: SCAPERLANDA/CHRISTOPHER TOTAL AMOUNT PAID: \$ 242.14.

LINE ITEMS:

CJ-2022-2895: \$158.96 ON AC01 CLERK FEES.

CJ-2022-2895: \$6.06 ON AC09 CARD ALLOCATIONS.

CJ-2022-2895: \$5.85 ON AC23 LAW LIBRARY FEE CIVIL AND CRIMINAL.

CJ-2022-2895: \$1.61 ON AC31 COURT CLERK REVOLVING FUND.

CJ-2022-2895: \$4.87 ON AC58 OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES.

CJ-2022-2895: \$1.51 ON AC59 COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND.

CJ-2022-2895: \$6.82 ON AC64 DISPUTE MEDIATION FEES CIVIL ONLY.

CJ-2022-2895: \$0.43 ON AC65 STATE JUDICIAL REVOLVING FUND, INTERPRETER SVCS.

CJ-2022-2895: \$2.41 ON AC67 DISTRICT COURT REVOLVING FUND.

CJ-2022-2895: \$24.37 ON AC79 OCIS REVOLVING FUND.

CJ-2022-2895: \$9.75 ON AC81 LENGTHY TRIAL FUND.

CJ-2022-2895: \$9.75 ON AC88 SHERIFF'S SERVICE FEE FOR COURT HOUSE SECURITY.

CJ-2022-2895: \$9.75 ON AC89 COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE.

09-20-2022 [ACCOUNT]

RECEIPT # 2022-4404949 ON 09/20/2022.

PAYOR: MCAFEE & TAFT TOTAL AMOUNT PAID: \$ 20.00.

LINE ITEMS:

CJ-2022-2895: \$20.00 ON AC01 CLERK FEES.

10-11-2022 [EAA]

FEDERAL NATIONAL MORTGAGE ASSOCIATION 

ENTRY OF APPEARANCE / CHARLES GREENOUGH ENTERING AS COUNSEL /

Document Available (#1053608259)  

10-12-2022 [RET]

RETURN OF SERVICE BY CERTIFIED MAIL

Document Available (#1053608292)  

10-13-2022 [APLI]

CITYR GROUP AT VISTA SHAWOW LLC'S OPPOSED APPLICATION AND SUPPORTING BRIEF TO

CONTINUE HEARING ON MOTION TO APPOINT A RECEIVER / CERTIFICATE OF SERVICE

Document Available (#1053608604)  

10-14-2022 [MO]

CITYR GROUP AT VISTA SHADOW LLC'S COMBINED AGREED MTION BOTH TO CONTINUE THE HEARING ON PLAINTIFF'S MOTION TO APPOINT A RECEIVER AND FOR EXTENSION OF TIME IN WHICH CITYR GROUP AT VISTA SHADOW LLC MAY FILE A RESPONSE TO THE SAME AND

BRIEFIN SUPPORT / CERTIFICATE OF SERVICE

Document Available (#1053761017)  

10-14-2022 [EAA]

CITYR GROUP AT VISTA SHADOW LLC 

ENTRY OF APPEARANCE AND RESERVATION OF TIME / JERRICK L IRBY, TAMIK J HIMES AND

LAUREN M MARCIANO ENTERING AS COUNSEL / CERTIFICATE OF SERVICE

Document Available (#1053761013)  

10-17-2022 [CTFREE]

WALL, CAROLINE: HEARING ON MOTION FOR APPOINTMENT OF A RECEIVER SET 10/18/22 AT 9:30 AM IS STRICKEN TO BE RESET; ADDITIONALLY, DEFENDANT CITYR IS GRANTED TIME EXTENSION TO 10/27/22 TO RESPOND TO THE RECEIVER MOTION.

10-17-2022 [CTFREE]

WALL, CAROLINE: ORDER ENTERED; PLAINTIFF'S MOTION TO APPOINT A RECEIVER IS SET FOR EVIDENTIARY HEARING ON 11/8/22 AT 9:30 AM IN COURTROOM 706; SEE ORDER FOR COURT REPORTER AND/OR REMOTE HEARING INSTRUCTIONS; DEFENDANT CITYR SHALL FILE IT'S RESPONSE TO PLAINTIFF'S MOTION TO APPOINT A RECEIVER ON OR BEFORE 10/27/22. (((ORDER PLACED IN JUDGE'S OUTBOX TO BE PICKED UP FOR FILING)))

10-17-2022 [O]

ORDER / PLAINTIFF'S MOTION TO POINT A RECEIVER IS SET ON 11-8-22 @ 9:30 AM IN CORUTROOM 706

Document Available (#1053761184)

10-27-2022 [A]

CITYR GROUP AT VISTA SHADOW LLC

DEFENDANT CITYR GROUP A T VISTA SHADOW LLC'S ANSWER / CERTIFICATE OF SERVICE

Document Available (#1053765655)

10-27-2022 [RESP]

CITYR GROUP AT VISTA SHADOW LLC

DEFENDANT CITYR GROUP AT VISTA SHADOW LLC'S RESPONSE TO PLAINTIFF'S MOTION FOR APPOINTMENT OF A RECEIVER AND BRIEF IN SUPPORT / CERTIFICATE OF SERVICE

Document Available (#1053765651)

11-01-2022 [APLI]

PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER / C TO J / CERTIFICATE OF MAILING

Document Available (#1053765945)

11-02-2022 [CTFREE]

WALL, CAROLINE: ORDER GRANTING PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER SIGNED; PLAINTIFF MAY FILE THEIR REPLY NOT EXCEEDING 5 PAGES. (((ORDER PLACED IN JUDGE'S OUTBOX TO BE PICKED UP FOR FILING)))

11-02-2022 [LT]

SABO, MICHAEL

LETTER OF LOST SUMMONS / MICAHAEL SABO

Document Available (#1053762245)

11-03-2022 [O]

ORDER GRANTING PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER

Document Available (#1053762324)

11-04-2022 [R]

FEDERAL NATIONAL MORTGAGE ASSOCIATION'S REPLY IN SUPPORT OF ITS MOTION FOR APPOINTMENT OF A RECEIVER / A TO J / CERTIFICATE OF SERVICE

Document Unavailable (#1053766239)